



CITY OF LOS ALTOS

Community Development/Building Division

Phone No. (650) 947-2752

Subject: Residential Final Inspection

Revised: January 2018

Not all requirements listed will apply to your particular project nor is this intended to be a complete list. It is the owner and contractor's responsibility to comply with all applicable codes, plan specifications, and conditions of approval.

Prior to requesting a final building inspection, the licensed green point rater must complete Section II of the 2016 Calgreen Residential Mandatory Checklist and submit to the Building Department for approval. An inspection will not be granted until such documentation of compliance with state law is received and on file at City Hall.

Prior to requesting a final inspection approval from all other associated departments, S.C. Fire Department, Engineering, Planning and Finance Department for business licenses are required. All department phone contacts are listed on the permit card at the signature boxes.

At time of inspection make available the permit card, job copy of plans, and previous related correction notices. Critical documentation required at time of inspection is water conservation certification and energy performance HERS compliance form CF-3R.

Owner's manual of all equipment and systems shall be on site.

Job Site:

- Provide 4' minimum high address numbers contrasting color visible from street.
- Driveway, walkways and underground utilities shall be completed and if extended beyond property line approved by Engineering Department.
- Grading and drainage shall be completed per plans.
- Exterior door landings shall be installed.
- Yards with street frontage shall have a completed look (landscaping) and any street trees or privacy screening installed as noted on plans. No dirt or weeds. See Planning Department for minimum requirements.
- Sewer cleanouts and sewer backwater valves shall terminate at grade and be serviceable in a Christy box.
- Properties with a water pressure greater than 80psi at house shall be protected with a pressure regulator. Non-metallic water piping shall have an 18 gage blue tracer wire terminating above grade at each end.
- Structures shall have finish paint and roof jacks/flashing painted to match roof material.

- Permanent electric meter connection from PG&E is required and temporary power poles removed from site. All circuit breakers shall be permanently labeled and grounding point accessible.
- All exterior lighting shall be listed for wet locations and weather sealed. Lighting shall be motion photo celled controlled or high efficacy. Exterior outlets shall have weatherproof covers.
- Air conditioners shall be installed where approved by Planning Department with noise decibel documentation available for inspector verification. Protect line insulation from UV rays and physical damage.
- Hose bibs shall be equipped with anti-siphon device with locking set screw.
- Gas piping shall pass final gas test (10psi for 15 minutes).
- Install gas earthquake shut off valve on house side of gas meter piping.
- Install splash blocks at downspouts and provide 5% grade slope away from house. See civil, grading/drainage, or site plan for site specific conditions.
- Any underground drainage system piping and retention dry wells shall be inspected when installed but prior to concealment.

Structure:

- Owner manual of all equipment specifications and systems shall be on site.
- Access shall be provided to all areas of scope of work. Provide ladder for attic areas and open under floor access. Access points shall be weather stripped and insulated when connected to conditioned space.
- All fixtures and built in equipment shall be installed unless plans indicate “unfinished”.
- All penetrations from electrical, plumbing, and mechanical systems shall be sealed. All electrical wall plates shall be installed.
- Permanently label electric sub panel circuit breakers for dedicated uses.
- All electrical receptacles shall be tamper resistant.
- Install shut off valves and appliance flex connectors at gas equipment.
- Equipment in attics shall have switched light and service receptacle. Provide 24” wide access path from attic access to equipment and 30” depth working platform at service side of equipment. Max 20’ from access to equipment.
- Water heaters within residence or attic shall be provided with a drainage pan with a drain sloped to the exterior of building. This drain shall not be connected to any other condensate drain or pressure/relief drain. Hot and cold water pipes shall have 1” thick insulation for the first five feet from water heater. All 3/4” hot water pipes shall be insulated.
- Equipment located in a garage within a vehicle path of travel shall be protected by a bollard.
- Garage (U occupancy) and house (R occupancy) shall have a firewall separation extending from foundation to roof sheathing. Any openings shall be protected including garage attic access to house attic. Duct work penetrating garage firewall shall be solid 26 gage and have no other openings except to the forced air unit itself (no class I flex duct penetrations).
- Residences above a garage shall be protected on all surfaces common to garage with 5/8” Type X sheetrock and fire taped.

- Any penetrations of fire resistant construction by plastic piping shall have intumescent fire collar installed.
- Smoke alarms are required in each sleeping room.
- Smoke/Carbon monoxide alarms are required at each floor level and shall be installed directly outside sleeping rooms. Alarms shall be 3' away air ducts. Home theatres in basements shall be equipped with **strobe** and audible alarms.
- Stair handrails shall be installed 34" to 38" above nosing of stair tread. Gripping surface shall be 1 1/2" to 2" and 1 1/2" from wall. Stair handrails shall terminate into wall or newel post. Intermediate vertical rails on handrails and guard rails shall be spaced so as to not allow a 4' sphere to pass thru. Guardrails are required to be 42" high.
- Basement egress wells shall have a permanent ladder extending to grade.
- Basement sewer ejection pumps shall have a bolted sealed top and equipped with both a backwater valve and gate valve on the force line.
- Basement floor drains not exposed to frequent use shall have a trap primer with an access panel to valve control.
- Accessible areas under stairs shall have a sheetrock finish wall and ceiling material.
- Mechanical rooms with outside combustion air shall have doors with sealing threshold and weather stripping.
- Bathrooms shall have high efficacy light fixture. At least one fixture shall be vacancy switch controlled. Fans shall have separate switch control. Bathroom outlets shall be GFCI tamper resistant and receptacles for whirlpool tub shall be accessible.
- Bathroom shower/tub enclosures shall be installed. Tempered glazing is required within 5' of shower/tub area. Outward swing opening is required with a minimum of a 22" clear space.
- Laundry lighting shall be high efficacy **and** vacancy switch controlled. Dryer ducts shall extend to the exterior with a back draft damper and terminate 3' from openings to building. Dryer ducts shall be joined with UL181 tape only, no screws.
- Electric sub panels shall maintain a working clearance with no obstructions 30" wide with 36" clearance in front for a height of 6'-6".
- Outlets within 6' of laundry tub or bar sinks shall be GFCI tamper resistant.
- All garage outlets shall be GFCI tamper resistant. All lighting shall be high efficacy **and** vacancy switch controlled.
- All utility rooms, pantries, and closets over 70 square feet shall have high efficacy lighting **and** vacancy switch control.
- Kitchen localized exhaust (range hood) shall be equipped with a back draft damper and shall terminate 3' away from building openings.
- Kitchen lighting shall be high efficacy.
- All counter top outlets shall be GFCI tamper resistant and no further than 24" to any point. One outlet is required on islands and end of peninsula cabinets.
- Kitchen outlets shall be labeled under sink for dedicated use. Multi wire circuit sharing j-box shall have circuit breakers disconnect handle tied.
- All debris, construction fencing, temporary power poles and contractor advertising signage shall be removed for final inspection.